

## Proposed HB 6589 Rent stabilization in mobile/manufactured home parks

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I have served on the CT Mobile/Manufactured Home Advisory Council for the last twenty-four years and I am an officer in the Connecticut Manufactured Home Association. My Dad started our family owned mobile home park business when he came home from World War II. 65 years later we own and operate four mobilehome communities with 290 spaces in CT and another 215 spaces in MA.

I am speaking against rent stabilization in mobile/manufactured home parks. Rent caps or rent stabilization is not the solution to the problem. Neither my tenants who own their own mobilehomes nor I can control increases for insurance, electricity, taxes, repairs, water bills, snow plowing and general overhead, yet rent stabilization would restrict a park owner's ability to meet these increased expenses.

Rent stabilization is just another name for rent control. With rent stabilization, it would become the obligation for landlords to provide subsidized lot rentals without compensation. It may be a well-intentioned policy that benefits mobilehome owners at the expense of the land owners who struggle to pay their bills. These are property owners who have invested their time and money in purchasing mobile home parks to help offer affordable housing. Rent stabilization is not needed as there already are fair rent commissions in place to "control and eliminate excessive rental charges". It is redundant to have rent stabilization and fair rent commissions.

By limiting what can be charged for mobilehome park lot rental you are limiting what can be done for repairs and maintenance. If you limit the income, you limit repairs and maintenance and capital improvement, these will eventually turn these properties into slums that are abandoned. Rent limits will only worsen the state's shortage of housing.

Rent control in Massachusetts was defeated in the 1994 ballot initiative. Now 28 years later Connecticut wants to go backward and mandate what landlords can charge for rent? If you are going to do that then you should limit the increase on all expenses, including real estate taxes, utilities (especially electric), food, insurance, medicine, etc.

I oppose rent stabilization because I believe it is detrimental to mobilehome owners and to mobilehome park owners. I surveyed forty-five mobilehome parks and \$485.00 is the average monthly lot rent in CT. Lot rentals range from \$405 to \$610 a month and are based on location, amenities and services provided.

I strongly oppose HB 6589 and do not feel the government should be regulating what we should charge for the use of our property. After 65 years, you only see the results of the hard work and money invested by my family and myself. You don't see the late nights, early mornings, failures, obstacles and risks taken by us to now be told how much we can charge for lot rental.

I urge you to defeat HB 6589 for rent stabilization in mobilehome parks.